

*City of Burien*

BURIEN PLANNING COMMISSION MEETING

May 12, 2009

7:00 p.m.

Shared Conference Room, Burien City Hall

MINUTES

**Planning Commission Members Present:**

Janet Shull, Stacie Grage, Jim Clingan, Brian Bennett, Rachel Pizarro, Joe Fitzgibbon

**Absent:** Rebecca McInteer

**Others Present:**

David Johanson, senior planner; Jeremy Hammar, planning intern

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**Roll Call**

Chair Shull called the meeting to order at 7:06 p.m. At the call of the roll all commissioners were present except Commissioner McInteer.

**Agenda Confirmation**

Motion to approve the agenda as printed was made by Commissioner Clingan. Second was by Commissioner Grage and the motion carried unanimously.

**Public Comment**

None

**Approval of Minutes**

Motion to approve the minutes of April 14, 2009, was made by Commissioner Clingan; second was by Commissioner Pizarro. The motion carried unanimously.

**New Business**

Senior planner David Johanson gave a presentation on growth targets. Growth targets are mandated by the Growth Management Act to plan for population growth for the next 20 years. Cities are required to update their comprehensive plans at least every seven years; Burien will begin its next major comprehensive plan update in 2010 and complete it by the end of 2011. One piece of updating the plan is establishing growth targets. Growth targets are housing and job targets that the comprehensive plans must accommodate by providing sufficient land use densities, capital facilities and transportation.

Growth targets begin with the population forecasts prepared every five years by the state Office of Financial Management. From those population forecasts are determined the number of housing units and jobs that need to be accommodated.

In the 2007 update of the 2002 forecast it was observed that growth is occurring a little faster than anticipated.

Growth targets are allocated by the Growth Management Planning Council, a county-level group that also establishes the Countywide Planning Policies. One of those policies establishes the growth targets for the

jurisdictions within King County. The target date is being pushed out to 2031, 20 years from the 2011 update.

Some of the things considered in determining who takes how much growth are:

1. Preserving rural land is a priority.
2. Focusing growth into areas that already have the infrastructure to support it, in particular urban centers.
3. Jobs/housing balance – people should live near where they work to minimize transportation impacts.

Mr. Johanson explained that because the growth target numbers have not been allocated to date, it is not yet certain but the City may be required to adjust its comprehensive plan to meet the targets.

Commissioner Clingan asked when the numbers were expected; Mr. Johanson replied that it is anticipated that the growth target numbers will be released in September. He noted that the current housing target for the City of Burien is 1,552 units; the current housing capacity is, as measured by the last Buildable Lands report, is 2,103. Preliminarily, the range being discussed for Burien is 2,300 housing units on the low end; on the high end they are looking at a household target of 3,500, but the final determination of Burien's target number will depend upon a variety of factors. Once Burien receives its growth target number, it will have to show in the Comprehensive Plan update that it has enough capacity to accommodate the growth.

A number of factors influence how well the targets are met, including market factors. The land can be zoned appropriately, but if the market isn't there, there is no way to force the growth to locate in the targeted areas. However, Mr. Johanson noted that the current recession probably will not have a significant impact on overall growth in the long run.

Chair Shull asked how much, or if, transportation infrastructure factors into the allocation of growth targets. Mr. Johanson said it has come up in discussions about allocation.

Chair Shull then noted a line under Vision 2040 that says "decreasing the amount of growth targeted to urban-designated unincorporated areas, rural-designated unincorporated areas, and to smaller cities" and asked what that would mean to Burien with the potential annexation of a portion of North Highline. Mr. Johanson said he needed to verify this, but he recalled reading that unincorporated areas that are adjacent to cities shall have the same allocation level as the cities. Having looked at the potential annexation area, he said there is a fair amount of capacity there.

In response to a question from Chair Shull, Mr. Johanson said Councilmember Lucy Krakowiak is on the Growth Management Planning Council.

## **Old Business**

### **A. Continuing discussion on sustainability strategy**

Jeremy Hammar, planning intern, reviewed what the commissioners discussed at the previous meeting, where they worked with a broad outline of a potential sustainability strategy. He said he had expanded on all areas of the outline for this meeting, beginning with the title of each goal, followed by a description of what each goal means, policies related to each goal and bulleted goals relating to each policy. The next step, he noted, would be to create recommendations or actual targets for each goal.

Vice-chair Grage complimented Mr. Hammer on his integration of the commissioners' comments and concerns at the previous meeting into the document before them tonight. Chair Shull agreed.

Chair Shull requested that as the potential sustainability strategy goes forward, Mr. Hammer mark the new text, deleted text and edited text to help her see how it is developing. She noted that under

“Sustainability and decision making” it says “Sustainability should start at the top.” She said she doesn’t disagree with that but it gives her the impression that the City is going to tell everyone else what to do. She said she realized that’s not the intent, that it’s meant to indicate the City has the opportunity to be a leader in sustainability by example, but she asked if it could be rephrased somehow. She said she had the same reaction to the third bulleted point “A top down approach.” She’d like to see that modified as well.

At the bulleted “Green spaces,” under “Protection of ecosystems,” Chair Shull said she would like to see notion of tree canopy, identifying what the City’s existing tree canopy is and a way of monitoring the tree canopy, and somehow increasing the tree canopy.

Also under “Protection of ecosystems,” she would like to see something about water usage and water conservation. Under “Improved quality of life and sustainable development” she would like to see something about sustainable building design, including striving for City projects to be LEED certified and providing incentives for private development to do “green” building. Lastly, under “Continuous improvement of strategy” she would like to see something about recognizing private sector successes.

Commissioner Fitzgibbon asked for clarification on “In particular energy which requires natural resources to be produced” under “Reduce carbon emissions,” and would like to see a specific reference to sourcing energy production in a day that does not require natural resources, moving away from fossil fuels, etc.

Commissioner Bennett questioned the language under “Protection of ecosystems” – “We shall manage and care for the land and resources which we currently have, and use them for the benefit of both the environment and the community in the present and in the future.” Commissioner Pizarro suggested changing “use” to “preserve.” She also suggested changing the approach from “top down” to holistic under “Sustainability and decision making.” Commissioner Grace asked about cutting out the sentences “Sustainability should start at the top” and “A top down approach.”

Commissioner Pizarro suggested under “Improved quality of life and sustainable development” the bullet points “walkability” and “diversity” should be inclusive of people with disabilities. Chair Shull also would like to see “multi-modalism” and bicycle access included, and walkability throughout the city, not just the downtown. Commissioner Pizarro suggested a bulleted point specifically on accessibility. She also would like to see the diversity point address socio-economic diversity as well as cultural.

Chair Shull asked that a timeline for the proposed sustainability strategy be given to the commission.

### **Planning Commission Communications**

Vice-chair Grace said the Highline School District has been seeing a few verified cases of swine flu.

### **Director’s Report**

Mr. Johanson reminded the commissioners of the upcoming City Hall move, and a May 19<sup>th</sup> open house at Salmon Creek School about annexation.

### **Adjournment**

Motion to adjourn was made by Commissioner Grace; second by Commissioner Pizarro. Motion carried unanimously; meeting adjourned at 8:15 p.m.

/s/ Janet Shull, chair